

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 23, 2004 PLANNING COMMISSION MEETING

P.A.S.: Street and Alley Vacation #03017

PROPOSAL: Vacate the west 20' of 24th Street between "U" and Vine Streets, and vacate the north 15' of "U" Street from 23rd to 24th Streets in association with the redevelopment of the majority of the abutting block. Petitioner's request is to vacate this area without cost in exchange for the right-of-way being taken along Vine Street.

LOCATION: 24th and "U" Streets.

LAND AREA: 7,595 square feet, more or less.

CONCLUSION: This vacation is generally conforms to the Comprehensive Plan provided easements are retained or utilities relocated.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The west 20' of 24th Street between "U" and Vine Streets, and the north 15' of "U" Street from 23rd to 24th Streets, located in the SW 1/4 of Section 24 T10N R6E, Lancaster County, Nebraska.

SURROUNDING LAND USE AND ZONING:

North:	Vacant	R-6 Residential
South:	Single- and multiple-family dwellings	R-6 Residential
East:	Single- and multiple-family dwellings	R-6 Residential
West:	Vacant	R-6 Residential

ASSOCIATED APPLICATIONS: Special Permit #04025 Liberty Village CUP

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies this area as Urban Residential. (F 25)

The associated application, Special Permit #04025 Liberty Village CUP, is based on multiple Comprehensive Plan goals and objectives. The vacation of this right-of-way will enable the CUP to meet these goals and policies.

UTILITIES: Alltel, Aquila, and the Public Works and Utilities Department all have facilities within this area. A permanent utility easement should be retained for existing and future

facilities. However, an easement over the entire vacated area will result in portions of the CUP being unbuildable.

TRAFFIC ANALYSIS: There is an existing turnaround in 24th Street. Because of the existing grade along 24th Street, the turnaround must be reconstructed. A bond should be required to guarantee the work.

ANALYSIS:

1. This is a request to vacate the west 20' of 24th Street between “U” and Vine Streets, and vacate the north 15' of “U” Street from 23rd to 24th Streets in association with the redevelopment of the majority of the block.
2. The character of this area is somewhat defined by variation. Setbacks are not consistent, rights-of-way have been vacated in some areas but not in others, and building orientation on corner lots changes from block to block.
3. The existing right-of-way width in “U” Street is 90 feet, while 24th Street has 100 feet of right-of-way. The typical right-of-way for a residential street is 60 feet, or 30 feet from centerline. If this vacation is approved, the half widths of “U” and 24th Street rights-of-way abutting the project site would be 30 feet.
4. Petitioner Brighton is requesting this vacation in order to accommodate the proposed site plan for the Liberty Village CUP. The vacation along “U” Street is requested to compensate for the loss of site width due to the Vine Street project. The vacation along 24th Street is requested to provide greater site area for the project.
5. Petitioners have both requested to vacate this area without cost in exchange for the right-of-way taken along Vine Street. The Urban Development Department Real Estate Division has the responsibility to set the value for the right-of-way in each case. They are willing to credit the value of right-of-way dedicated to the City towards the purchase price for the area vacated.
6. The vacation of a portion of the 24th Street right-of-way causes conflict with an existing turnaround and sidewalk. A new sidewalk alignment and easement must be provided, along with reconstruction of the turnaround, as requested by the Public Works Department.
7. Aquila, Alltel, and Public Works have existing public utilities located within these rights-of-way. Easements should be retained for the existing and future facilities. However, easements over the entire area would conflict with the proposed redevelopment of the site. Petitioners may work with the utilities to establish acceptable easement locations that minimize impact upon the proposed site plan. Alternatively, Petitioners have the option of relocating the facilities at their own cost.
8. This vacation will not create lots without frontage or access to a public street.
9. Lincoln Municipal Code Chapter 14.20 requires the City to establish the proper price to be paid for the right-of-way, as well as any amounts necessary to guarantee required

construction within the right-of-way. These values must be established and deposited with the City Clerk prior to scheduling the vacation request with the City Council.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

- 1.1 Satisfy the provisions of Chapter 14.20 of the Lincoln Municipal Code.
- 1.2 Provide a bond in the amount of \$2,500 to guarantee the reconstruction of the existing turnaround, and a bond in the amount of \$2,500 to guarantee the construction of sidewalk along the west side of 24th Street.
- 1.3 Provide a sidewalk alignment and easement along North 24th Street to the satisfaction of the Director of Public Works and Utilities.
- 1.4 Provide permanent easements for existing and future utilities over the entire vacated area, or provide easements to the satisfaction of Alltel, Aquila, and the Director of Public Works. Alternatively, Petitioners may work with the utilities to relocate the existing facilities at Petitioners' cost.

Prepared by:

Greg Czaplewski, 441.7620, gczaplewski@ci.lincoln.ne.us

Date: June 8, 2004

Applicants and Owners: Brighton Construction Company
938 North 70th Street, Suite 108
Lincoln, NE 68505
434.2456

Billie J. And Claire Munyon
1600 Surfside Drive
Lincoln, NE 68528
477.1992

Contact: Brighton Construction Company
Fernando Pages
938 North 70th Street, Suite 108
Lincoln, NE 68505
434.2456

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24th and "U" Streets

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Lincoln, NE 68505
434.2456

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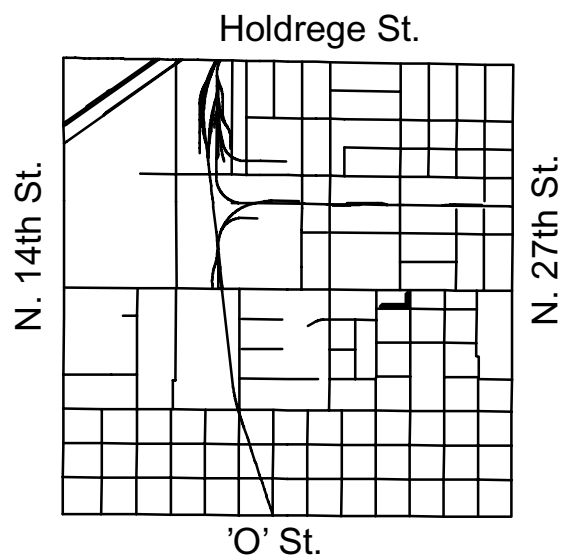
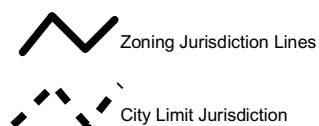
2002 aerial

Street and Alley Vacation #03017 N. 24th between 'U' and Vine St.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 24 T10N R6E



VINE STREET

N. 24TH STREET

N. 23RD STREET

U STREET

